

## **LEASE AGREEMENT**

**THIS LEASE, made this day of September 8th, 2026 whereby Always Professional PM LLC hereinafter referred to as Landlord, does hereby lease unto Tanya Gloria Donaldson - hereinafter referred to as Resident, the premises known as 2717 Parkwood Street- 1 Baltimore, MD 21217 hereinafter referred to as the "Premises", for a period commencing on the later of the day of September 8th, 2026, or the date Landlord tenders possession of the Premises to Resident, and ending on the day of, September 30<sup>th</sup>, 2027 at an annual rental of FOURTEEN THOUSAND ONE HUNDRED DOLLARS (\$14,100.00), payable in equal monthly installments of One Thousand One Hundred Seventy Five Dollars (\$1,175.00), in advance, without notice, deduction, setoff, or demand, on the first day of each month. The monthly rental consists of “base rent” in the amount of One thousand One Hundred Seventy-Five Dollars (1,175.00) and monthly options in the amount of (0).**

**The Premises is (check as applicable):**

- ☒ **X** a house without apartments  
☐ a house with separate apartments  
☐ in an apartment community

This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Resident agree to keep and perform.

**LANDLORD AND RESIDENT AGREE THAT:**

1. **SECURITY DEPOSIT:** Landlord hereby acknowledges receipt from Resident of the sum of **\$1175.00** paid prior hereto, to be held as security for the faithful performance by the Resident of the covenants, conditions, rules and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Resident or the Resident's family, agents, employees, guests, or

invitees more than ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, rent shall be paid when due, in accordance with the terms hereof. The Resident shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Resident notifies the Landlord by certified mail of the Resident's intention to move, the date of moving, and the Resident's new address. The notice to be furnished by the Resident shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Resident by certified mail of the time and date when the Premises are to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Resident's notice. In the event of sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Resident for all liability for the return of such Security Deposit and Resident shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned, or encumbered by Resident without the prior written consent of Landlord and any attempt to do so shall be void.

The Resident shall have a right to receive, by first class mail, delivered to the last known address of the Resident, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Resident's last known address within forty-five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's Security Deposit Law may result in the Landlord being

liable to the Resident for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney’s fees.

2. ASSIGNMENT & SUBLETTING: Resident will not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than the following persons, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord, nor use or permit the Premises to be used for any purpose other than that of a private dwelling:

| <u>Name</u> | <u>Date of Birth</u> | <u>Sex</u> | <u>Relationship</u> |
|-------------|----------------------|------------|---------------------|
| _____       |                      |            |                     |
| _____       |                      |            |                     |
| _____       |                      |            |                     |
| _____       |                      |            |                     |
| _____       |                      |            |                     |

3. REFRIGERATOR: Resident has been provided with a refrigerator (make: \_\_\_\_\_; model #: \_\_\_\_\_ serial # \_\_\_\_\_) by Landlord. Resident, upon termination of Resident’s occupancy of the Premises, both by Resident or by Landlord, must return the refrigerator to Landlord in a clean and damage free condition.

4. DELIVERY DATE OF PREMISES: The Landlord has not guaranteed a specific delivery date for the Premises, and that the Resident will only be charged rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Resident.

5. POSSESSION PRIOR TO COMMENCEMENT OF LEASE; USE OF TEMPORARY PREMISES: If permission is given to Resident to enter into possession of the Premises prior to the date specified for the commencement of the term of this Lease, and/or to occupy any apartment of Landlord other than the Premises at any time, Resident covenants and agrees that such occupancy

shall be deemed to be under all of the terms, covenants, rules and regulations of this Lease, with the rent provided for under this Lease to be apportioned for such period of occupancy (as to space on a square foot basis, and as to time on a daily basis) unless otherwise agreed to between the parties.

6. BANK RETURNED CHECKS: Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and that, therefore, Resident will pay to Landlord TWENTY-FIVE (\$25.00) DOLLARS for each such bank returned check.

7. DEFINITION OF RENT: All payments from Resident to Landlord required under the terms of this Lease, including, but not limited to, Court costs, shall be deemed rent.

8. ADMINISTRATIVE AND ATTORNEY FEES: In the event Resident, Resident's family, agents, employees or guests violate any term or provision of this Lease (other than Section 31), or the rules and regulations thereof, Resident shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee, in the amount of ten percent (10%) of Resident's then current monthly rental, to help defray Landlord's costs incurred in connection with having Resident remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Resident shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Resident shall be liable for such attorney fees whether Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Resident, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Resident shall be liable to Landlord shall not be less than fifteen percent (15%) of said judgment.

9. WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules, or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations

and options shall remain in full force and effect. Landlord shall not be liable or responsible to Resident for the violation of any covenant, rule or regulation in any other lease by any other Resident.

10. ALTERATIONS: Any alterations, additions or improvements of a permanent nature which may be made to the Premises shall be the property of the Landlord and shall remain with the Premises.

11. COMPLIANCE WITH RULES AND REGULATIONS: The Resident, Resident's family, employees, agents, and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is a default under this Lease.

12. LEASE VIOLATIONS: If any of the representations made in Resident's Lease Application are misleading or untrue, or if Resident, Resident's family, employees, agents or guests violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as a forfeiture under the terms of this Lease, with Resident's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Resident's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Resident will remain liable to the Landlord for the rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Resident's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Resident's breach of Lease and/or Resident's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises,

costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Resident, pursuant to this Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises.

13. INTERRUPTION OF SERVICE: The Resident will receive no rent reduction, nor will Landlord be liable to Resident, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

14. RIGHT OF ENTRY: Landlord has the right to enter the Premises at any time by master key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future Residents or purchasers without being liable to prosecution therefore, or damages by reason thereof.

15. RE-ENTRY OF PREMISES: In the event Resident abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Resident's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may relet the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Resident of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any

personal property left in or about the Premises or storage area by the Resident, after the Resident has vacated.

16. ABANDONMENT: Abandonment of the Premises shall be deemed to have occurred when the Resident has removed the bulk of Resident's furnishings from the Premises.

17. REPAIRS/MAINTENANCE: Except as hereinafter provided, Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Resident agrees to pay the cost for all labor and material for repairs or replacement if the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is due to the Resident, Resident's family, guests, agents or employees.

18. DAMAGE TO PREMISES: In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Resident, Resident's family, employees, agents or guests), the Landlord will repair the damage, the rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenable; but if the Premises are so damaged that the Landlord shall decide that it is not advisable to repair the Premises with the Resident occupying same, this Lease shall terminate and the Resident shall only be liable for rent to the date of damage.

19. SECTION HEADINGS AND NUMBERS: Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe, or describe the scope or intent of such sections or in any way affect this Lease.

20. HEIRS AND ASSIGNS: This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Resident who shall have been approved in accordance with Section 5 of this Lease.

21. NOTICES: All notices from Resident to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at **Always Professional PM, LLC 722 Dulaney Valley Rd. Suite- 272 Towson, MD 21204**. All notices from Landlord to Resident shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Resident at the Premises. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.

22. AGENCY: If any employee of Landlord's at Resident's request, moves, handles, or stores anything, or drives or parks Resident's motor vehicle, then and in every case, such employee shall be deemed Resident's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

23. SUBORDINATION OF LEASE: This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate also to any extension, renewal, modification, replacement, or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative, and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Resident automatically, without the necessity of executing any further document, will become the Resident of such successor in interest.

24. ENTIRE AGREEMENT: This Lease contains the entire agreement between Landlord and Resident, and can only be changed in writing, signed by both parties.

25. SEVERABILITY: If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect

other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

26. UTILITIES: Resident shall continuously maintain, in Resident's name, gas, electricity and/or oil service (as may be applicable) for the Premises. Charges for utilities used or consumed in the Premises, during the term of this Lease, and any renewal or extension thereof, shall be paid as follows:

| Utility     | Landlord<br>Responsibility | Resident<br>Responsibility |
|-------------|----------------------------|----------------------------|
| Oil         | _____                      | <u>  n/a  </u>             |
| Electricity | _____                      | <u>  X  </u>               |
| Gas         | _____                      | <u>  X  </u>               |
| Heat        | _____                      | <u>  X  </u>               |
| Hot Water   | _____                      | <u>  X  </u>               |
| Cold Water  | _____                      | <u>  X  </u>               |
| Sewerage    | _____                      | <u>  n/a  </u>             |

For those utilities, the cost of which is the Resident's responsibility, the Resident shall promptly pay all charges for their use or consumption in the Premises, together with all taxes, levies, or other charges on such utilities. If Resident shall fail to promptly pay, when due, any such charges, taxes or levies, the Landlord, at its option, may pay same for Resident's account, in which event Resident shall immediately, as additional rent, reimburse Landlord therefore with interest.

In the event separate meters or submeters are not available to measure Resident's consumption of any of the above stated utilities which are Resident's responsibility to pay, the Resident shall pay its pro-rata share of such bulk metered utility costs during the term of this Lease and any renewal or extension thereof. Resident agrees to reimburse Landlord, on or before the first day of each calendar month, as additional rent, the Resident's pro-rata share of the cost of such bulk metered utilities paid by the Landlord during the previous month on behalf of the residents of the rental units covered by such utility bills.

The Resident's share will be determined as follows: The total bulk metered utility bills paid by the Landlord during the previous month (even if the previous month is prior to the beginning of the term of this Lease) for the rental units

covered by such utility bills will be divided by the total number of rental units covered by such bills. Resident understands and agrees that reimbursement for such utilities will vary monthly depending on the number of services used, the rates charged by the various utility companies and governmental agencies, and other factors. **Landlord agrees to bill Resident, on or about the 25th of the month**, for the amount due from Resident on the 1st of the following month. Landlord further agrees to make available utility and governmental bills and all calculations determining Resident's pro-rata share in Landlord's office on the same date the bills are mailed and for seven days thereafter.

If permitted by law, Landlord shall have the right, at its sole option during the term of this Lease Agreement, or any renewal or extension thereof, to contract for the provision of electricity, gas, telephone, cable or any other utility service to the Premises, from any company or companies providing such service (hereinafter called "Alternative Service Provider") in order to provide any such utility service to the Premises. Resident shall cooperate with Landlord and any Alternative Service Provider at all times, and as reasonably necessary, to allow access to the Premises for the purpose of installing, maintaining, inspecting, repairing or altering any utility lines, meters, feeders, wiring, or any other equipment or machinery. In the event Landlord contracts with an Alternative Service Provider, Resident agrees to purchase utility service from such Alternative Service Provider.



Resident's Initials

LANDLORD AGREES THAT:

27. CONDITION OF PREMISES: The Premises will be made available such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants.

28. EXISTING DAMAGES: Upon written request of Resident (sent in accord with Section 21 of this Lease Agreement) within fifteen (15) days of occupancy, Resident shall have the right to have the Premises inspected by the Landlord, in the Resident's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

RESIDENT AGREES THAT:

29. VEHICLE PARKING: Resident will obey all parking and speed regulations which Landlord may promulgate or post and to park only properly tagged and functioning passenger motor vehicles or commercial vehicles or trucks not in excess of 3/4 ton GVW, whose appearance, in Landlord's sole opinion, does not detract from the apartment community, in designated parking areas and will not permit nor maintain any commercial vehicles or trucks in excess of 3/4 ton GVW, trailers, campers or boats in or about the apartment community. Resident shall not use any parking area on Landlord's property for the storage or repair of any motor vehicle or other property and will remove any unauthorized vehicles or other property from said parking areas promptly at the request of Landlord. If Resident shall fail to do so, Resident agrees to pay Landlord, at the rate of \$10.00 per day, for the use of said parking area and does hereby grant to Landlord a lien on said unauthorized vehicles or other property for the payment of the parking rent, which lien may be enforced by Landlord in the same manner as such liens may be enforced by garage keepers under the applicable laws of the City/County and State in which the parking area is located and/or Landlord, at its option, may have said unauthorized vehicles or other property towed away, or otherwise removed, and stored at Resident's risk and expense. Resident does hereby further irrevocably constitute and appoint Landlord as Resident's attorney in fact to remove any unauthorized vehicles or other property parked or stored in violation of this Lease, and to store the same at the expense of Resident in such place or places as Landlord, in its sole discretion, may deem proper. Any vehicle or other property parked, or stored, so

as to block or inhibit access to any dumpster or fire lane will be towed, or otherwise removed, at its owner's risk and expense.

30. PAYMENT OF RENT: Resident shall pay the rent at the Landlord's office or at such other place as may be designated by the Landlord. Rent will be accepted by the Landlord Monday through Friday, 8:30 a.m. to 4:00 p.m. Except as may otherwise be required by law, or by the Landlord, all rental payments made by Resident to Landlord shall be by check or money order.

Should Landlord employ an Agent to institute proceedings for rent and/or repossession of the Premises for non-payment of any installment of rent, and should such rent be due and owing as of the filing of said proceedings, Resident shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent.

31. LATE CHARGE: Resident will pay, as additional rent, a charge of five (5%) percent of the monthly rental as a late charge in the event that Resident shall fail to pay, both while occupying the Premises and after vacating same, an installment of the rent for a period of four (4) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for rent, damages and/or repossession of the Premises for non-payment of any installment of rent.

32. NOISE & BEHAVIOR: Resident will not make, permit, or facilitate any unseemly or disturbing noises or conduct by the Resident, Resident's family, employees, agents and/or guests; nor do, permit or facilitate any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other Residents or Landlord. Resident will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Resident further agrees not to conduct, give or permit vocal or instrumental instruction or practice.

33. ILLEGAL DRUGS: If Resident, Resident's family, employees, agents and/or guests, engage in, permit, or facilitate any drug-related criminal activity on or about the Premises, Resident will be deemed to have substantially and

materially breached this Lease Agreement with such breach being grounds to terminate Resident's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "Controlled dangerous substance" as defined in Article 27, Section 279 of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a Controlled dangerous substance or controlled substance.

34. ALTERATIONS TO PREMISES: Resident will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises.

35. SURRENDER OF PREMISES: If the Resident does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Resident will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding Resident against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding Resident, so far as such delay is caused by the failure of Resident to surrender the Premises.

36. WAIVER OF BREACH: Receipt by the Landlord of rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

37. INDEMNIFICATION: Resident agrees to indemnify and save harmless the Landlord against all liability, including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Resident, or of the family, guests, agents or employees of the Resident.

38. LIABILITY OF LANDLORD: Landlord shall not be liable for any injury, damage or loss to person or property caused by other Residents or other persons, or caused by theft, vandalism, fire, water, smoke, explosions, or other causes unless the same is exclusively due to the omission, fault, negligence or other misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other Residents shall not be deemed negligence, etc. on the part of the Landlord. Resident shall defend and indemnify Landlord from any claim or liability from which Landlord is hereby exonerated.

39. RESIDENT HOLDING OVER: If Resident shall continue to occupy the Premises after the expiration of this Lease Agreement, or any renewal or extension thereof, and if the Landlord shall have consented to such continuation of occupancy, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, at twice the rental payable hereunder just prior to the Resident holding over, which shall continue until either party shall mail notice to the other (pursuant to Section 20 of this Lease) at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such tenancy at the end of such calendar month, in which event such tenancy shall so terminate. As long as the Resident is in possession of the Premises, all of the obligations of the Resident and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

40. CONDEMNATION: In the event the Premises or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Resident shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

41. INSURANCE: During the term of this Lease, and any renewal or extension thereof, Resident shall, at Resident's sole cost and expense, purchase renter's form homeowner's insurance coverage providing for personal liability

(bodily injury and property damage) coverage with a limit of not less than \$300,000.00 each occurrence and \$5,000.00 in medical payments coverage; and further, providing coverage to keep Resident's personal property on and in the Premises insured for the benefit of Resident against loss or damage resulting from broad form named perils on a replacement cost basis.



Resident's Initials

42. RESIDENT INDEMNIFICATION: Resident shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement required the Resident to procure insurance for said liability, damage or expense, and Resident failed to do so.

43. PREJUDGMENT INTEREST: If Resident violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Resident.

44. QUIET ENJOYMENT: The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

45. RENT CONTROL: In the event any form of rent control applicable to the Premises is instituted by any agency of the Federal, State or Local Government, the Landlord may increase the annual rental by mailing two (2) months prior written notice of its intent to do so to Resident. Such increase shall be limited to the amount approved by any constituted commission or other legal body overseeing said rent control.

46. SMOKE DETECTOR: Landlord has installed at least one smoke detector in the Premises and that said detector(s) is in good condition and proper

working order as of the beginning of the Lease term. Resident agrees not to obstruct or tamper with said detector(s) or otherwise permit the detector(s) to be obstructed or tampered with for any reason whatsoever. Resident further agrees to test the detector(s) periodically and to report any malfunction therewith promptly to Landlord. Resident assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from all liability resulting from any defective detector(s) which Resident shall not have specifically reported to Landlord.

47. ENVIRONMENTAL CONTROL: Resident shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonable attorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any act or omission of the Resident or the Resident's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not the Landlord's responsibility under this Lease Agreement and was not committed by the Landlord.

48. HOME RENTAL: In the event that the Premises consist of a house containing one single family dwelling, Resident shall:

a. If the Premises are oil heated, Resident agrees to buy heating oil for heat and not use lower grade heating oil which may clog the feedlines, burner, or furnace. After initial priming of the burner by Landlord, Resident agrees to pay to Landlord the cost of priming the burner if the tank runs dry, as well as the cost of repairs due to the use of lower grade heating oil.

b. Resident agrees to purchase from the Baltimore Gas and Electric Company and to maintain in full force and effect through the Lease term, and any renewal or extension thereof, a service contract for the furnace in the Premises.

- c. Keep all shrubs trimmed and the grass cut.
- d. Keep and maintain any public sidewalk or driveway adjoining the Premises in a clean and orderly condition, free of accumulate of dirt, rubbish, snow, and ice; and
- e. Provide fire extinguishers and keep all smoke detectors within the Premises in good condition and proper working order.

If Resident fails to perform any of its obligations hereunder, Landlord, without notice, may, but shall not be obligated to, perform Resident's obligations, or perform work resulting from Resident's acts, actions or omissions and add the cost of the same to the next installment of the monthly rental due hereunder.

  
Resident's Initials

### RULES AND REGULATIONS

#### RESIDENT AGREES NOT TO:

1. PETS: Keep any pets in or about the Premises without the written permission of the Landlord.
2. FURNITURE: Keep any water-containing furniture in the Premises.
3. WALLS AND WOODWORK: Drive nails into the woodwork or walls of the Premises.
4. WALLPAPER, PAINT AND MIRRORS: Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by Landlord.
5. PORTABLE HEATERS: Store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters.
6. LOCKS: Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Resident shall fail to comply with this Rule, Resident shall pay Landlord \$60.00 for reimbursement of the cost of changing or re-keying the locks.
7. PERSONAL BELONGINGS: Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, elevators (if any), lawn areas or other common areas of the apartment community.
9. APPLIANCES & UTILITIES OBSTRUCTIONS: Misuse or overload appliances or utilities furnished by the Landlord.

10. OBSTRUCTIONS: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.

11. ADVERTISING: Display any advertisement, sign, or notice, inside or outside the Premises.

12. WIRES AND ANTENNAS/SATELLITE DISHES: Resident may not install any wire, cable, antenna or satellite dish for radio, television, or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only after compliance with Landlord's Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from Landlord upon request).

13. FIRE RISK: Store in the Premises or any storage area any material of any kind or description that is combustible or would increase the risk of fire.

14. LITTER: Litter or obstruct the public halls or grounds.

15. LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated.

16. THROWING OF ARTICLES: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.

17. WINDOWSILLS: Place anything on the outer edges of the sills of windows.

18. COMMON AREAS: Permit Resident or Resident's family, employees, agents or guests to play in public areas, stairways, elevators (if any), laundry rooms, or storage areas.

19. AUTOMOBILES: Hose wash automobiles.

20. OBSTRUCTION OF WINDOWS, ETC.: Cover or obstruct the windows, doors and skylights that reflect or admit light into passageways, or into the common areas of any of Landlord's buildings.

21. CLEANING OF RUGS, MOPS, ETC.: Shake or clean any tablecloths, rugs, mops or other articles in any of the public halls or from any of the windows, doors or landings of any of Landlord's buildings.

22. CANVASSING: Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers or other matter which if discarded would tend to litter such area. Canvassing, soliciting and peddling in the apartment community is prohibited. The foregoing shall not prohibit Resident from using direct mail solicitation or advertising in the regular communications media.

23. CHARCOAL GRILL: Use or store any charcoal or gas grills or other open flame cooking devices or do any open cooking on balconies or patios.

24. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Resident by blood.

25. CLOTHES LINES: Install, erect, or utilize exterior clothes lines

within the apartment community.

26. REMOVAL OF ENCUMBRANCES: Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner

RESIDENT AGREES TO:

27. GARBAGE & RUBBISH: Place Resident's garbage and rubbish for disposal only as Landlord directs.

28. USE OF FACILITIES: Use all facilities which Landlord provides for Resident's comfort, such as playground equipment (if any), laundry, swimming pool (if any), parking areas and storage areas (if any), (none of which facilities are included in the rent) solely at Resident's own risk, and Resident agrees that Landlord shall not be responsible for any injury to person or loss or damage to property arising out of Resident's use thereof, unless the same is caused solely by Landlord's fault, omission, negligence or other misconduct. Use of any of these facilities may be revoked by the Landlord without effecting the remainder of this Lease. Swimming pool passes, if any, will only be issued to those persons listed as Resident or occupant hereunder.

If Landlord should provide a swimming pool for Resident's use in common with others, Resident agrees to comply with, and to cause Resident's family and guests to comply with, all rules and regulations relating to the use thereof, which Landlord posts at or near the pool or mails to Resident (in accordance with Section 20 of this Lease Agreement). Failure to comply with said rules and regulations may result, at Landlord's option, in Landlord revoking Resident's use of the pool.

29. STORAGE AREAS: Only utilize such storage areas, if any, which are assigned to Resident and shall allow Landlord to enter any storage area improperly utilized by Resident and to remove the contents thereof and to dispose of or store the same at the expense and risk of Resident. Resident will provide a lock for the storage area utilized by Resident.

30. CONDITION OF PREMISES: Keep the Premises in a neat, clean, good and sanitary condition.

31. BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings, except that Resident may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

32. CARPETING: Install carpeting, with pad underneath, to cover at least eighty (80%) percent of the floor space in each room which contains wooden floors. (Unless carpeting has already been installed by Landlord).

33. WADING POOLS: Empty and remove any wading pool used by Resident from the grounds of the apartment community on a daily basis.

34. DRAPERIES: Only use draperies and window shades which present a white exterior coloration.

35. LOCK-OUT: Pay a \$25.00 service charge to Landlord each time that Resident locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises after 5:00 p.m. on weekdays, and at any time on weekends and holidays.

36. FREIGHT ELEVATOR-MOVING: Move furniture, bulky packages,

and freight into, or out of, the Premises Monday through Friday, 8:00 a.m. to 6:00 p.m. and may only utilize the freight elevator (if any) to bring furniture, bulky packages and freight into, or out of, the building. The freight elevator (if any) may only be used by Resident for such purposes Monday through Friday, 8:00 a.m. to 6:00 p.m.

37. PAINT: Notify Landlord, pursuant to Section 19 of this Lease of any flaking, loose, peeling or chipping paint found either on the inside or the outside of the Premises.

#### AUTOMATIC RENEWAL OF LEASE

The tenancy created under this Lease shall continue from year to year after its expiration, subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Landlord mails to Resident or Resident mails to Landlord written notice (sent in accord with Section No. 21 of this Lease Agreement), at least three months prior to the expiration date of the then existing term, of said Landlord's or Resident's intention not to renew this Lease. If the Landlord mails a notice to the Resident of its intention to terminate the then existing Lease term, and in said notice offers the Resident a new Lease term pursuant to the terms and conditions therein contained, and if the Resident does not otherwise notify the Landlord (in accord with Section 21 of this Lease Agreement) within thirty (30) days of the mailing of the Landlord's notice of the Resident's intent not to renew this Lease, the Resident shall be considered as Resident under the terms and conditions specified in the Landlord's notice. If more than one person shall be Resident hereunder, notice given to or by any one of them shall bind all.



\_\_\_\_\_  
Resident's Initials

IN WITNESS WHEREOF the parties hereto have set their hands and seals  
the day and year first above written.

WITNESS/ATTEST:

09 / 22 / 2026  
\_\_\_\_\_

By:  \_\_\_\_\_ (Seal)

- Landlord -

09 / 08 / 2026  
\_\_\_\_\_

 \_\_\_\_\_ (Seal)

- Resident -

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_ (Seal)

- Resident -

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_ (Seal)

- Resident -

***Always Professional PM, LLC  
722 Dulaney Valley Rd Suite 272  
Towson, Maryland 21204  
Ph:(443) 901-3926  
Email: [alwaysprofessionalpm@gmail.com](mailto:alwaysprofessionalpm@gmail.com)***

***Date: 9/8/2026***

***Tenant: Tanya Gloria Donaldson***

***Address: 2717 Parkwood Ave -1 Baltimore, MD 21217***

***Dear Ms. Donaldson,***

***Welcome to your new home at [2717 Parkwood ave]. We're excited to have you as a resident and hope you enjoy living here. Our goal is to make your experience comfortable and smooth, and this letter provides some important information to help you get settled.***

**Move-In & Contact Information**

***Company: Always Professional Property Management***

***Dwight Smith- Property Manager***

***Dana Bostick-Asst. Property Manager***

***Office Number: (443) 901-3926***

***Email: [alwaysprofessionalpm@gmail.com](mailto:alwaysprofessionalpm@gmail.com)***

**Maintenance Requests:**

**All Maintenance issues (410) 204-2315/ Maintenance Portal  
***Emergency Maintenance (after hours): (410) 204-2315*****

***\*For non-emergency maintenance, please submit a request through the appropriate channel listed above. We will respond as quickly as possible.***

## **Rent and water bill responsibilities.**

### **Rent:**

**Rent is due on the 1st of each month.** Please ensure payment is made on the due date or by the 5<sup>th</sup> of the month to avoid any late fees.

### **Rent Portal:** Tenants can pay their rent via the resident center portal.

Once you will receive a welcome email. Go to the resident center -Create a new account- Submit a password. **Both Rent and Water bill payments can be made on the portal.**

**Water bills will be posted and charged to the tenant account by the 29<sup>th</sup> of each month. The water bill is the responsibility of the tenant and must be paid in full by the due date or no later than the 16<sup>th</sup> of the Month.**

**Water Bill:** \*This policy does not apply to residents living Multifamily dwellings and Apartment housing.

**If you have any questions about your account, payment methods, or due dates, please contact management.**

## **Pest/extermination Control Policy**

**We strive to maintain a clean and pest-free environment.**

- If you notice pest activity, please notify management promptly so we can address the issue.
- Tenants are responsible for maintaining cleanliness inside the home to prevent pests.
- Food should be properly sealed, and trash should be disposed of regularly.
- Pest issues caused by poor housekeeping may become the tenant's responsibility.

- We may provide pest/exterminator service twice a year or every 6 months if needed.
- **We do not provide services for Bedbugs/spiders/ants etc.**

### **Lawn & yard care**

Unless otherwise stated in your lease: **[\*\*This policy does not apply to residents living Multifamily dwellings and Apartment housing].**

- **Tenants are responsible for maintaining the lawn and yard areas. Single Family Homes**
- This includes mowing the grass, and general upkeep.
- Please keep the yard free of debris and personal items.
- Do not make landscaping changes without prior written approval.

### **Trash Policy**

**To keep the property clean and organized:**

- We do not provide trash cans. If you do not have a trash can, please **call 311 and request a free city provided trash can or purchase one.**
- Follow the local trash pickup schedule for your area.
- Trash cans should be placed out on collection day and returned to their designated storage area afterward.
- Please make sure your trash can lids are closed. Do not leave trash bags or bulky items outside of the cans.

### **Maintenance Guidelines & Common Issues**

**To help maintain the property and avoid plumbing problems, please follow these guidelines:**

#### **Toilets:**

**Only flush the following items:**

- Toilet paper
- Human waste

**Do not flush:**

- Wipes (even if labeled “flushable”)
- Paper towels
- Feminine hygiene products
- Cotton balls or swabs
- Diapers
- Grease or food

**Improper items can cause plumbing blockages and may result in maintenance charges.**

**General Maintenance Tips**

- Report leaks, plumbing issues, or electrical problems promptly.
- Replace light bulbs and HVAC filters as needed (if tenant responsibility in your lease).
- Keep drains clear of food, grease, and debris.
- **We do not provide screens for windows.**
- **We do not provide blinds of any kind for the windows.** These items can be purchased by the tenant.

We are happy to have you as a resident and look forward to providing you with a great living experience. If you have any questions or need assistance, please don't hesitate to reach out. Welcome to your new home!

Sincerely,

***Management:***

*Always Professional PM, LLC  
722 Dulaney Valley Rd Suite 272  
Towson, Maryland 21204  
Ph:(443) 901-3926  
Email: [alwaysprofessionalpm@gmail.com](mailto:alwaysprofessionalpm@gmail.com)*

**Acknowledgment Receipt of Documents**

**Address: 2717 Parkwood Ave -1 Baltimore, MD 21217**

**Tenant(s): Tanya Donaldson**

***Please review and sign in designated area for receipt of the attached documents.***

- **Mold Guide- Pdf**
- **Lead Paint information -Pdf**
- **Tenant Rights- Pdf**
- **Lead Certification**

**Tenant Signature:**  \_\_\_\_\_

**Sincerely,**

**Dana Bostick  
Management**





**A BRIEF GUIDE TO**

**MOLD,**

**MOISTURE,**

**AND**

**YOUR HOME**

**This Guide provides  
information and guidance  
for homeowners and  
renters on how to clean  
up residential mold  
problems and how to  
prevent mold growth.**

*U.S. Environmental Protection Agency  
Office of Air and Radiation  
Indoor Environments Division  
1200 Pennsylvania Avenue, N. W.  
Mailcode: 6609J  
Washington, DC 20460  
[www.epa.gov/iaq](http://www.epa.gov/iaq)*

# A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

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# MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.



## Why is mold growing in my home?



*Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.*

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

## Can mold cause health problems?

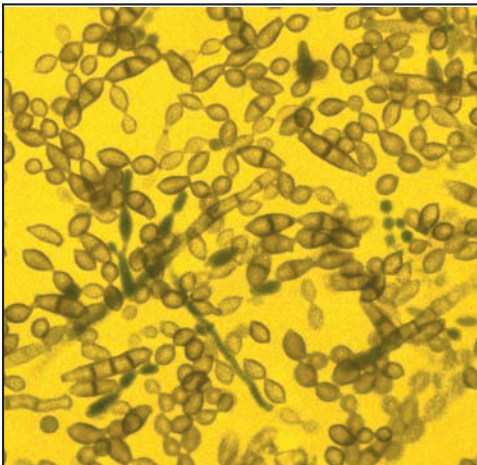
Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

**How do I get rid of mold?** It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



*Magnified mold spores.*

**Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.**

# MOLD

## CLEANUP



*Leaky window – mold is beginning to rot the wooden frame and windowsill.*

If you already have a  
mold problem –  
**ACT QUICKLY.**

Mold damages what it  
grows on. The longer  
it grows, the more  
damage it can cause.

**Who should do the cleanup?** Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: [www.epa.gov/mold](http://www.epa.gov/mold).

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit [www.epa.gov/iaq/pubs](http://www.epa.gov/iaq/pubs) to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

# MOLD **CLEANUP** GUIDELINES

## BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



**Tips and techniques** The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.
- Scrub mold off hard surfaces with detergent and water, and dry completely.

*Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.*



*Mold growing on a piece of ceiling tile.*



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

# WHAT TO WEAR WHEN CLEANING MOLDY AREAS



*Mold growing on a suitcase stored in a humid basement.*

It is important  
to take  
precautions to  
**LIMIT  
YOUR  
EXPOSURE**  
to mold and  
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or [osha.gov/](http://osha.gov/)).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.
- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



*Cleaning while wearing N-95 respirator, gloves, and goggles.*

## **How do I know when the remediation or cleanup is finished?**

- You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.
- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
  - You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
  - People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
  - Ultimately, this is a judgment call; there is no easy answer.

# MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

## MOISTURE Control is the Key to **Mold Control**



*Mold growing  
on the surface  
of a unit  
ventilator.*

- When water leaks or spills occur indoors - **ACT QUICKLY.**  
If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



*Condensation on the inside of a window-pane.*

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

### **Actions that will help to reduce humidity:**

- 💧 Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- 💧 Use air conditioners and/or de-humidifiers when needed.
- 💧 Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

## **Actions that will help prevent condensation:**

- 💧 Reduce the humidity (see preceeding page).
- 💧 Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- 💧 Cover cold surfaces, such as cold water pipes, with insulation.
- 💧 Increase air temperature.

*Mold growing on a wooden headboard in a room with high humidity.*



**Renters:** Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



*Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.*

**Testing or sampling for mold** Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

# HIDDEN MOLD

*Mold growing on the back side of wallpaper.*



**Suspicion of hidden mold** You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

**Investigating hidden mold problems** Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

**Cleanup and Biocides** Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

**Please note:** Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

*Water stain on a basement wall — locate and fix the source of the water promptly.*



# ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

**[www.epa.gov/mold](http://www.epa.gov/mold)**



*Mold growing on fallen leaves.*

*This document is available on the Environmental Protection Agency, Indoor Environments Division website at: [www.epa.gov/mold](http://www.epa.gov/mold)*

# NOTES

## Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.





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# Protect Your Family From Lead in Your Home

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United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

# Are You Planning to Buy or Rent a Home Built Before 1978?

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Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

## Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

## Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

## If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

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### **Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### **Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### **Women of childbearing age should know that lead is dangerous to a developing fetus.**

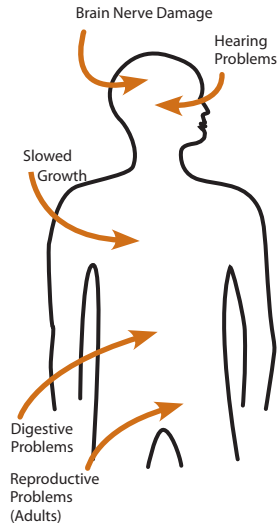
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

## Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## Check Your Family for Lead

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**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

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In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

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**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

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You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

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In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## What You Can Do Now to Protect Your Family

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**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

## Reducing Lead Hazards

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**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

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**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

**Abatements are designed to permanently eliminate lead-based paint hazards.** However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

# Renovating, Repairing or Painting a Home with Lead-Based Paint

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**If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](https://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

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### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

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\* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## Other Sources of Lead, continued

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- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

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<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

## For More Information

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### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](https://epa.gov/lead) and [hud.gov/lead](https://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](https://epa.gov/safewater) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](https://cpsc.gov) or [saferproducts.gov](https://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](https://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

# U. S. Environmental Protection Agency (EPA)

## Regional Offices

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The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (LL-17J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10 (20-C04)  
Air and Toxics Enforcement Section  
1200 Sixth Avenue, Suite 155  
Seattle, WA 98101  
(206) 553-1200

## Consumer Product Safety Commission (CPSC)

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](http://hud.gov/lead)

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# IMPORTANT!

## **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

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